

PRODUCT DISCLOSURE SHEET (PDS) (Read this Product Disclosure Sheet before you decide to take up the Solar BAE Term Financing-i. Be sure to also read the general terms and conditions. Seek clarification from the Bank if you do not understand any part of this document or the general terms.)	PUBLIC ISLAMIC BANK BERHAD 197301001433 (14328-V) SOLAR BAE TERM FINANCING-i DATE:																												
1. What is this product about? <ul style="list-style-type: none"> • This is a term financing product which is offered to both Public Bank Berhad (PBB) and Public Islamic Bank Berhad (PIBB) existing Fixed Loan/Term Financing-i customers for the purpose of purchasing and installing solar panel for the commercial property financed with PBB/PIBB. • Solar BAE Term Financing-i: <ul style="list-style-type: none"> a) Only eligible for commercial properties. b) The financing amount will be disbursed directly to the respective solar company upon completion of the solar panel installation. (Please <input checked="" type="checkbox"/> whichever is applicable) <table style="width: 100%; margin-top: 5px;"> <tr> <td><input type="checkbox"/> Helios Photovoltaic Sdn Bhd</td> <td><input type="checkbox"/> Itramas Technology Sdn Bhd</td> </tr> <tr> <td><input type="checkbox"/> KPower Engineering Sdn Bhd</td> <td><input type="checkbox"/> Pekat Solar Sdn Bhd</td> </tr> </table> 		<input type="checkbox"/> Helios Photovoltaic Sdn Bhd	<input type="checkbox"/> Itramas Technology Sdn Bhd	<input type="checkbox"/> KPower Engineering Sdn Bhd	<input type="checkbox"/> Pekat Solar Sdn Bhd																								
<input type="checkbox"/> Helios Photovoltaic Sdn Bhd	<input type="checkbox"/> Itramas Technology Sdn Bhd																												
<input type="checkbox"/> KPower Engineering Sdn Bhd	<input type="checkbox"/> Pekat Solar Sdn Bhd																												
2. What is the Shariah concept applicable? <ul style="list-style-type: none"> • Bai' Al-Einah - Refers to an arrangement that involves sale of an asset to the purchaser on a deferred basis and subsequent purchase of the asset at a cash price lower than the deferred sale price. • Murabahah - A method of mark-up sale where the actual cost and mark up profit margin will be disclosed to the customer. 																													
3. What do I get from this product? <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 5px;"> <tr style="background-color: #f2f2f2;"> <th colspan="2" style="text-align: left; padding: 2px;">Solar BAE Term Financing-i</th> </tr> <tr> <td style="padding: 2px;">Financing Amount/Bank's Purchase Price</td> <td style="padding: 2px;">: RM</td> </tr> <tr> <td style="padding: 2px;">Margin of Finance (M/F %)</td> <td style="padding: 2px;">:</td> </tr> <tr> <td style="padding: 2px;">Takaful</td> <td style="padding: 2px;">:</td> </tr> <tr> <td style="padding: 2px;">Tenure (Years)</td> <td style="padding: 2px;">:</td> </tr> <tr style="background-color: #f2f2f2;"> <th colspan="2" style="text-align: left; padding: 2px;">Profit Rate</th> </tr> <tr> <td style="padding: 2px;">Ceiling/Contracted Profit Rate (CPR)</td> <td style="padding: 2px;">: Base Financing Rate (BFR) + 4%</td> </tr> <tr> <td style="padding: 2px;">Effective Profit Rate (EPR)</td> <td style="padding: 2px;">: %</td> </tr> <tr> <td style="padding: 2px;">Bank's Sale Price</td> <td style="padding: 2px;">: RM</td> </tr> <tr style="background-color: #f2f2f2;"> <th colspan="2" style="text-align: left; padding: 2px;">Monthly Instalments</th> </tr> <tr> <td style="padding: 2px;">Monthly Instalments</td> <td style="padding: 2px;">: RM</td> </tr> <tr> <td style="padding: 2px;">Total Profit payable is</td> <td style="padding: 2px;">: RM</td> </tr> <tr> <td style="padding: 2px;">Bank's Sale Price</td> <td style="padding: 2px;">: RM</td> </tr> <tr> <td colspan="2" style="padding: 2px;">Note: Total payment amount may vary if BFR/SBR changes.</td> </tr> </table>		Solar BAE Term Financing-i		Financing Amount/Bank's Purchase Price	: RM	Margin of Finance (M/F %)	:	Takaful	:	Tenure (Years)	:	Profit Rate		Ceiling/Contracted Profit Rate (CPR)	: Base Financing Rate (BFR) + 4%	Effective Profit Rate (EPR)	: %	Bank's Sale Price	: RM	Monthly Instalments		Monthly Instalments	: RM	Total Profit payable is	: RM	Bank's Sale Price	: RM	Note: Total payment amount may vary if BFR/SBR changes.	
Solar BAE Term Financing-i																													
Financing Amount/Bank's Purchase Price	: RM																												
Margin of Finance (M/F %)	:																												
Takaful	:																												
Tenure (Years)	:																												
Profit Rate																													
Ceiling/Contracted Profit Rate (CPR)	: Base Financing Rate (BFR) + 4%																												
Effective Profit Rate (EPR)	: %																												
Bank's Sale Price	: RM																												
Monthly Instalments																													
Monthly Instalments	: RM																												
Total Profit payable is	: RM																												
Bank's Sale Price	: RM																												
Note: Total payment amount may vary if BFR/SBR changes.																													

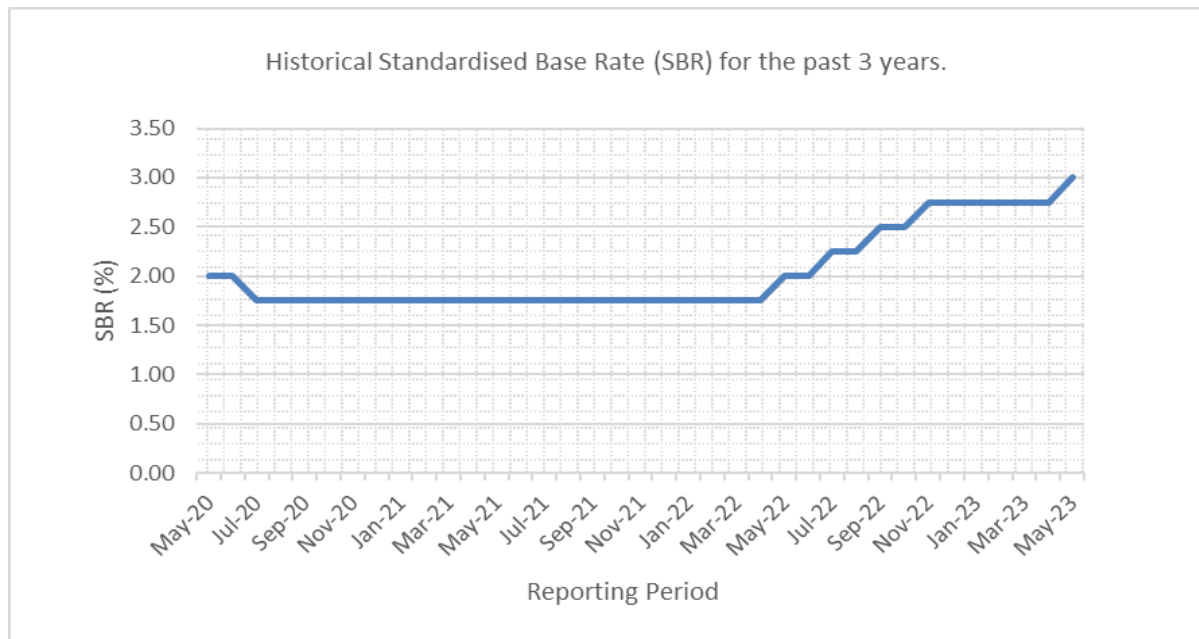
4. What is the Standardised Base Rate (SBR)?

The SBR that we offer on this product is based on the benchmark rate specified by Bank Negara Malaysia. The benchmark rate is currently set as the Overnight Policy Rate (OPR), which reflects the monetary policy stance as decided by the Monetary Policy Committee of Bank Negara Malaysia.

5. What are the possible scenarios that may trigger a change in the SBR?

The SBR can rise or fall due to changes in the benchmark rate, i.e. changes in the Overnight Policy Rate (OPR).

6. Historical Standardised Base Rate (SBR) for the past 3 years



Note: SBR is effective from 1 August 2022.

7. What are my obligations?

- Financing of stamp duty and documentation expenses, subject to total Margin of Advance as approved in the Letter of Offer, if any.
- Customer is to furnish a Certificate of Completion from the solar vendor duly acknowledged and accepted by customer to the branches for disbursement.
- The financing amount will be disbursed directly to the solar companies upon completion of the solar panel installation.
- For Variable Rate financing, the customer is protected against fluctuation of future increases of rates as the total cost of financing or the maximum profit rate is capped at the CPR. During tenure of financing, the customer will enjoy rebate and pay lower instalment as long as the EPR is lower than the CPR.
- Your monthly instalment is: RM _____
- The total payment amount at the end of _____ years is: RM _____
- Not to discharge the property used to secure the existing financing until this Solar BAE Term Financing-i is fully settled.

7. What are my obligations?, cont.

Important Note: Your monthly instalment and total payment amount will vary if the Base Financing Rate (BFR) or Standardised Base Rate (SBR) changes.

Rate	Today (BFR/SBR*= %)	If BFR/SBR* goes up 1%	If BFR/SBR* goes up 2%
Monthly instalment	RM		
Total profit cost at the end of _____ years	RM		
Total payment amount at the end of _____ years	RM		

*Delete whichever is not applicable.

Note:

1. Total payment amount may vary if profit rate/profit spread changes.
2. The above is accurate only if the profit rate remains unchanged.

8. What are the fees and charges I have to pay?

Fees and Charges	Amount (RM)
Stamp Duty (0.5% from the financing amount) on Asset Sale Agreement	Ad valorem
Nominal Stamp Duty on Letter of Offer	RM10.00 each

For full list of fees and charges, please visit our website at www.publicislamicbank.com.my.

9. What if I fail to fulfil my obligations?

9.1 Unless otherwise stipulated under the respective type of facility(ies), in the event of default the Bank reserves the right to impose the following:

- a) For failure to pay any instalments of the facility(ies) from date of the first disbursement until the date of the maturity of the facility(ies), subject to rebate, if applicable. The *ta'widh* (compensation) rate that shall be applied is one per cent (1%) per annum (p.a.) on any overdue amount, or any such rate as approved by Bank Negara Malaysia.

Formula for *ta'widh* on overdue instalment(s) is as follows:

$$\text{Overdue Instalment(s)} \times 1\% \text{ p.a.} \times \frac{\text{No. of Overdue Day(s)}}{365}$$

- b) If the account remains in arrears for a period of ninety (90) days or more, or a default occurs, causing the entire facility(ies) to be recalled or brought to court for judgement before maturity date, late payment charge of one per cent (1%) per annum on the remaining outstanding balance will be imposed.

$$\text{Outstanding Balance} \times 1\% \text{ p.a.} \times \frac{\text{No. of Overdue Day(s)}}{365}$$

9. What if I fail to fulfil my obligations?, cont.

- c) For failure to pay any instalments and which failure continues beyond the maturity date of the Financing Tenure or upon judgement, whichever earlier, the compensation rate that shall be applied is the *ta'widh* (the amount that may be compensated to the Bank based on the actual loss incurred due to default) where the *ta'widh* rate is equivalent to the prevailing daily overnight Islamic Interbank Money Market (IIMM) rate on the outstanding balance or any such rate as approved by Bank Negara Malaysia.

The formula for late payment charge after maturity is as follows:

$$\frac{\text{Outstanding Balance} \times \text{IIMM Rate} \times \text{No. of Overdue Day(s)}}{365}$$

- d) The Bank shall not compound the compensation payable to the principal amount/financing amount.
- 9.2 The Bank has the right at any time without notice to you to debit your current/savings account with us towards payment of the monthly payment of the financing and any other charges and/or fees incurred in the granting of the financing including Takaful contribution, quit rent, assessment, cost of an updated/revised valuation reports, fees for searches, legal fees for preparation and perfection of security documents by Bank's solicitors, legal costs incurred in relation to enforcement of security/recovery cost and any other cost or expenses incidental thereto.
- 9.3 If the financing tenure extends into retirement, you are to advise us on your plans to service the monthly payment after your retirement.
- 9.4 You are to furnish us all relevant information regarding financing taken from all financial institutions, cooperatives, building societies, credit companies and merchants that provide credit sales etc. and to fully and accurately disclose material information that has a bearing on our financing decision. Failure by you to disclose essential and correct information in the financing application as well as the consequences of providing incomplete or incorrect information may lead to a higher financing rate or rejection of your financing application.
- 9.5 Legal action will be taken if you fail to respond to reminder notices. Your property may be foreclosed and you will have to bear all legal costs. You are also responsible to settle any shortfall after your property is sold.
- 9.6 Legal action against you may affect your credit rating leading to financing being more difficult or expensive to you.
- 9.7 Under specific circumstances where the customer is not contactable, the Bank's obligation is considered to be fulfilled if such notice has been sent to the last known address of the customer at least seven (7) calendar days in advance.

Other terms and conditions

1. You may select to use Bank's panel lawyers/Takaful operators/valuers.
2. On a case-to-case basis depending on your credit assessment by the Bank, you may be required to provide a guarantor.



10. What if I fully settle the financing before its maturity?

- The Bank will offer lesser rebate (ibra') on the remaining unearned profit.
- Rebate (Ibra') refers to an act by a person relinquishing his rights to collect payment due from another person. The Bank may grant rebate (ibra') to customers of a sale based financing who settled their facility(ies) prior to the agreed settlement period as stipulated in the agreement.
- Calculation Example:

a) Rebate (Ibra')	=	Deferred profit - Early settlement charges
Example	=	RM98,167.98 - RM0.00
	=	<u>RM98,167.98</u>
b) Settlement amount	=	Outstanding selling price + Instalments due - Rebate (Ibra')
Example	=	RM267,766.53 + RM2,028.53 - RM98,167.98
	=	<u>RM171,627.08</u>
- No Early Settlement Fee will be charged.

11. Do I need any Takaful coverage?

Mortgage Reducing Term Takaful (MRTT)	[]	Yes	[]	No
Business Financing Reducing Term Takaful (BFTTR)	[]	Yes	[]	No
Fire/House Holder/House Owner Takaful	[]	Yes	[]	No

Note: The customer can refer to the Branch on the list of panel Takaful operators. The Bank may provide quotations for any compulsory Takaful offered by the Bank's panel of Takaful operators but the customer is free to use the service of non-panel Takaful operators. However, only the amount from Takaful providers approved by the Bank may be financed.

12. Do I need a guarantor or collateral?

Guarantor/Corporate Guarantor Required	[]	Yes	[]	No
Collateral	[]	Yes	[]	No

13. What are the major risks?

- Profit rates might change according to changes in the Base Financing Rate (BFR) or Standardised Base Rate (SBR). An increase in the BFR/SBR may result in higher monthly payment. However, the rates will not exceed the Contracted Profit Rate.

14. What do I need to do if there are changes to my contact details?

- It is important that you inform us (written notice to be sent to the account holding branch) of any changes in the contact details to ensure that all correspondences reach you in a timely manner.

15. Where can I get assistance and redress?

- If you have difficulties in making payments, you should contact us earliest possible to discuss payment alternatives.
- If you wish to complain on the products or services provided by us, you may contact us at:

Public Islamic Bank Berhad
25th Floor, Menara Public Bank
146 Jalan Ampang
50450 Kuala Lumpur

Telephone : 03-2170 8000
Fax : 03-2162 2224
E-mail : islamicbkg@publicislamicbank.com.my
Website : <https://www.publicislamicbank.com.my>

- Alternatively, you may seek the services of Agensi Kaunseling dan Pengurusan Kredit (AKPK), an agency established by Bank Negara Malaysia to provide free services on money management, credit counselling, financial education and debt restructuring for individuals. You can contact AKPK at:

Level 5 and 6
Menara Bumiputra Commerce
Jalan Raja Laut
50350 Kuala Lumpur

Telephone : 03-2616 7766
E-mail : enquiry@akpk.org.my

- If your query or complaint is not satisfactorily resolved by us, you may contact Bank Negara Malaysia TELELINK at:

Customer Contact Centre (BNMTELELINK)
Bank Negara Malaysia
P.O. Box 10922
50929 Kuala Lumpur

Telephone : 1-300-88-5465 (1-300-88-LINK)
: +603-2174 1717 (Call from overseas)
Operating Hours : 9:00 a.m. – 5:00 p.m. (Monday – Friday except public holiday)
Web Form : telelink.bnm.gov.my

16. Where can I get further information?

- Should you require additional information, please refer to the Public Islamic Bank website at www.publicislamicbank.com.my.
- Approach the nearest Public Bank/Public Islamic Bank branch.

IMPORTANT NOTE: LEGAL ACTION MAY BE TAKEN AGAINST YOU IF YOU DO NOT KEEP UP ON PAYMENTS ON YOUR SOLAR BAE TERM FINANCING-i.

The above is for illustration purposes only, profit rate and charges may vary and is subject to the Bank's current term and conditions.

Signature/Date:

Officer/Sales & Marketing Executive Name:

- I confirm that a copy of this disclosure form has been provided and briefed to the customer.
- The information provided in this disclosure sheet is valid as at date hereof.